



## Hernando County

### Planning & Zoning Commission

John Law Ayers Commission Chambers, Room 160  
20 North Main Street, Brooksville, FL 34601

#### Regular Meeting

#### Agenda

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Monday, April 13, 2026 - 9:00 A.M.

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THE MEETING AGENDA AND BACK-UP MATERIAL ARE AVAILABLE ONLINE AT [WWW.HERNANDOCOUNTY.US](http://WWW.HERNANDOCOUNTY.US). THE AGENDA AND ATTACHMENTS ARE FINALIZED ONE WEEK PRIOR TO THE HEARING.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT MARYELLEN WAITE, HERNANDO COUNTY RISK MANAGEMENT MANAGER, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604, (352) 442-7787. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.

IF A PERSON DECIDES TO APPEAL ANY QUASI-JUDICIAL DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING OR MEETING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PLEASE NOTE THAT THIS MEETING HAS A START TIME OF 9:00 AM AND ALL ITEMS MAY BE HEARD ANY TIME THERE AFTER.

**A. CALL TO ORDER**

1. Invocation
2. Pledge of Allegiance
3. Poll Commission for Ex Parte Communications
4. County Attorney Statement
5. Administering of the Oath

**B. STAFF ANNOUNCEMENTS**

**C. APPROVAL/MODIFICATION OF AGENDA**

**D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE**

**PUBLIC HEARINGS**

**E. UNIFIED AGENDA**

[17366](#) Approval of Minutes for Regular Meeting of March 09, 2026

[17342](#) Conditional Plat File # 1514936 Waterford Phase 6

**F. STANDARD AGENDA**

[17348](#) Conditional Use Permit Petition Submitted by Kathleen Senn (CU2604)

[17349](#) Conditional Use Permit Petition Submitted by Miledy M. Sanchez, Regus A. Rafael, and Johanna Regus f/k/a Johanna Brown (CU2605)

[17347](#) Special Exception Permit Petition Submitted by Daryl Bryant and Mildred Carlton (SE2604)

[17339](#) Special Exception Permit Petition Submitted by Yarelis Gonzalez (SE2603)

[17352](#) Master Plan Revision Petition Submitted by Wal-Mart Stores East, L.P. (H2609)

**G. COMMISSIONERS AND STAFF ISSUES**

**H. ADJOURNMENT**

**UPCOMING MEETINGS**

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, May 11, 2026, beginning at 9:00 AM, in the Commission Chambers